

**Item Number:** 11  
**Application No:** 19/01366/HOUSE  
**Parish:** Ampleforth Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Miss Sarah Stirk  
**Proposal:** Erection of two storey extension and single storey garden room extension following removal of existing conservatory  
**Location:** Low Profile Cottage Main Street Ampleforth YO62 4DA

**Registration Date:** 6 December 2019  
**8/13 Wk Expiry Date:** 31 January 2020  
**Overall Expiry Date:** 26 February 2020  
**Case Officer:** Emma Woodland **Ext:** 43324

#### CONSULTATIONS:

**Highways North Yorkshire  
Ampleforth Parish Council**

Comments awaited  
Ampleforth Parish Council OBJECT to planning application 19/01366/HOUSE - Low Profile Cottage, Main Street, Ampleforth, on the following grounds:-  
The proposed property is too large and not in-keeping with the local area and character of other local properties. The extension will have a detrimental impact on neighbours, including loss of privacy and loss of amenities. If the development was to go ahead, the Parish Council have very strong concerns regarding the construction activity and access. The logistics of installing skips and delivery lorries accessing the site would be virtually impossible due to the access road. Neighbours already experience issues with parking in this area. The Parish Council feel that the only option is for this planning application, in its current state, to be rejected.

**Ampleforth Parish Council**

Response to amended plans awaited

**Neighbour responses:**

Mrs Eilidh Newton, Mr John Simon Borrett, Mrs Mary Sturges, Mr Adrian O'Shea, Mr David Garner, Cllr J Bailey,

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#### Site:

Low Profile Cottage is located in the Ampleforth conservation area and immediately adjacent to the Grade II listed 1 Foxglove Cottage which according to the list description dates from the mid/late 18th century. As such, Ryedale District Council has a statutory duty to have special regard to the preservation or enhancement of the conservation area and the preservation of the setting of the adjacent listed building.

The character of the conservation area is broadly a typical Ryedale Village with a large majority of domestic properties. These are typically constructed from stone and pantile with a mixture of larger houses and smaller rows of cottages. Due to the location of the village on an east-west terrace with rising land to the north, the properties to the south of the road, tend to gently fall down the slope of the land. The majority of the buildings are constructed parallel with the road. However historically some buildings have occasionally been constructed following the slope of the land and run down the hill in a

north/south alignment. The development site is one such property being the southern portion of a dwelling which is constructed perpendicular to the road hard up to its eastern boundary. Low Profile Cottage is a 2 storey stone and pantile cottage which contributes to the character of the conservation area. Its immediate attached neighbour to the north, 1 Foxglove Cottage is a Grade II listed building.

The setting of the listed building, 1 Foxglove Cottage, can be broadly characterised as a central village setting with immediate attached neighbours to its east and south. The listed building is constructed at right angles to the road with its northern gable end facing onto the road with cottages opposite. The building is positioned hard up against its eastern boundary and due to the alignment of the building the principle façade faces west overlooking its garden. Beyond the garden of Foxglove Cottage further to the west, is the neighbouring property also built with its gable end to the road and running down the length of the plot in a north/south direction.

The front façade of the listed building measures c.11.5 metres long bookended by water tabling and chimneys on both gables. Immediately attached to the southern gable of Foxglove Cottage is Low Profile Cottage which is within the setting of the listed building by virtue of its proximity and intervisibility. Low Profile Cottage continues down the slope following the landform, dropping in eaves and ridge height by c.1.4 metre. The two storey front of Low Profile Cottage measures c.7.33 metres long. The traditional materials and historic appearance of Low Profile Cottage make a positive contribution to the setting of 1 Foxglove Cottage. Its position on the southern gable end with a set down eaves and ridge also contributes to the setting of the listed building in that this is a typical and expected progression of historic development down the plot in a lessening hierarchical form. This gives a subservient and complimentary relationship with the listed building. The existing porch structure on Low Profile Cottage detracts from the setting of the listed building in that it features large areas of over detailed UPVC glazing. Its effect however is softened by the boundary fence which blocks views from Main Street. The gardens to the west of Foxglove Cottage make a positive contribution to the setting of the listed building and also contribute to the character of the conservation area. The gardens provide important spatial relief to the built up frontage and afford views of the perpendicular properties adding to the interest of the built form.

The setting of the listed building can be summarised as one of a central village property set amongst neighbouring housing with surrounding green space.

Due to it being some distance from the Main Road and sited on falling ground, Low Profile Cottage is not overly conspicuous in the street. Due however, to the open green space fronting Main Street, some oblique public views of the property are afforded. The property is built up hard to its eastern boundary and has neighbouring gardens to its east, south and west. The Old Summer House, a single storey property is located c. 21 metres to the south of the building on falling ground.

### **Proposal:**

The application proposes a two storey extension and single storey garden room extension following the removal of the existing conservatory and single storey extensions.

### **Consultation**

The proposal has been revised to respond to concerns that were raised in response to the initial proposal. These related to the mass of the 2 storey extension in relation to overbearing and design, loss of daylight and the impact on the setting of the listed building. Officers have negotiated revisions to the scheme to address each of these matters. Other concerns which have been raised following consultation relate to property boundaries and subsidence. These are civil matters and outwith the planning system. Highways concerns have also been raised in relation to construction vehicles and parking and at this moment in time, a response from the Local Highway Authority is awaited. However Officers note that these matters are typically addressed by condition. Members will be updated on the NYCC – Highways response in the late pages or at the meeting.

Comments received to date from contributors on the revised application maintain their objections regarding the overdevelopment of the site substantially increasing its mass specifically to its height and

scale, the loss of skyline views and impact on eastern visual amenity, detrimental impact of the proposal on the listed building; highway safety concerns and insufficient parking together with loss of light and loss of privacy to neighbouring properties

**Policies:**

SP12- Heritage

SP16- Design

SP20-Generic Development Management Issues

National Planning Policy Framework

**Appraisal:**

The principle considerations with the application are:

- Impact of the proposal on the conservation area
- Impact of the proposal on the setting of the listed building
- Impact of the proposal on the amenity of the occupants of neighbouring properties

The proposed 2 storey extension is sited on the southern gable end of Low Profile Cottage hard up to its eastern boundary. The application seeks to demolish 3 single storey extensions and replace them on a slightly smaller footprint with a two storey stone and pantile extension and a garden room. The two storey extension has been revised to reduce its width from c.7 metres down to c.5.9 metres. The set down of the eaves and ridge has also been increased from c.0.25 metres to c.0.5 metres. The southern gable width of the proposed extension measures c.6.10 metres which is c. 0.85 metres wider than the existing 2 storey section due to the widening splay of the site boundary to the south. It has a plain gable end with no water tabling or chimney proposed and timber windows and doors. Two first floor windows are proposed on the west elevation with 2 rooflights proposed on the east elevation. A ground floor window is proposed on the south elevation. The revised application re-designs the proposed garden room moving from a modern design language and materials, to a more traditional approach with a pitched pantile roof and stonework. The revised plans also reduce the size of the garden room to replicate the size of the existing sun room. In addition, the garden room has been re-located further to the south c. 2 metres distant from the neighbouring northern boundary. A cross section of the proposed rooflights show the bottom of them to be 2.1 metres from the floor.

The fenestration on the building is currently white upvc windows. The application proposes a combination of painted timber sliding sash and casement windows and painted glazed timber doors.

It is considered that the existing single storey structures proposed for demolition make a neutral/negative contribution to the conservation area and setting of listed building.

The position of the proposed 2 storey extension maintains the existing orientation of the building and relates well to the topography of the site. The scale of the proposed 2 storey extension is smaller than the host dwelling and is considered to be proportionate in relation to the existing building. In addition, the set down of the eaves and ridge maintain a subservient relationship with the host dwelling and the listed building to the north. The simple design of the proposed extension and lack of prominent architectural features such as water tabling and a gable chimney maintain the lessening hierarchy down the slope and preserve the visual dominance of the listed building. The replacement garden room is considered to be more traditional in character with a more appropriate roof pitch and fenestration. Due to the footprint of the existing single storey structures and displacement of garden room of equal size, the size of garden area will be maintained as existing.

It is considered that the scale, form and materials of the proposal relates well to the site in that it maintains typical development form and siting, proposes traditional materials and detailing and maintains garden space. For these reasons it preserves the character of the conservation area and setting of the listed building.

Old Summer House, the adjacent neighbour to the south is located c. 21 metres distant from the existing

2 storey gable end of Low Profile Cottage. It is a single storey property set in a generous curtilage with gardens to its west, south and a gravelled vehicle turning area and outbuilding to its north. The gable end of the proposed 2 storey extension will lie c.15 metres distant from The Old Summer House.

It is acknowledged that there will be an impact on this property by virtue of the 2 storey nature of the proposed development and the lowering ground levels to the south exacerbating the effect of the 2 storey element. It is considered however that the primary impact will be on the gravelled service area to the north of the property and will have no impact on the gardens to the south and east. Due to the off-set position of the proposed extension on its eastern boundary and its alignment with the existing gable, it is considered that views looking north from The Old Summer House through the front garden of Low Profile Cottage and the existing detached outbuilding will be largely maintained. Due to the siting of the extension to the north of The Old Summer House it is considered that there will be minimal impact regarding loss of light.

The neighbouring property on the eastern boundary, Hambleton, is built on an east-west axis hard up to the edge of the pavement on the Main Road with a substantial garden to its south. Its western boundary is currently formed by the back wall of Foxglove cottage, the back wall of Low Profile Cottage including the existing single storey extensions and a stone wall and outbuildings. Due to the position of the proposed 2 storey extension hard on its eastern boundary and the increase in built mass, it is acknowledged that there will be some impact on the residential amenity of the occupiers of Hambleton. The scheme will increase the sense of enclosure of an element of the rear curtilage of the property and will result in some loss of evening sun to a relatively limited section of the rear garden. It is considered however that the degree of change in terms of an increased sense of enclosure will be limited due to the presence of existing built form, immediately abutting the boundary of the property, including the existing two storey rear elevation of Foxglove cottage. Within the existing context, the scheme as proposed would not have an unacceptable overbearing impact in relation to the neighbouring Hambleton property. The existing surrounding built form, together with sloping land levels will mean that levels of light and evening sunlight to the rear garden of Hambleton will not be compromised to an unacceptable extent. The impact of the proposal on Hambleton is also mitigated by virtue of the fact that the property has a large and relatively wide south facing spacious garden. The topography and surrounding built form also mean that views of the surrounding area are achieved from this garden which further contribute to a strong sense of space within this garden which the proposed development itself would not compromise to any notable extent.. Concerns have been raised regarding the overlooking associated with the rooflights however the submitted cross section showing the bottom height of the rooflights to be 2.1 metres from the floor demonstrates that they will not have an overlooking impact.

Objections have also been raised by the occupiers of The Old House, the neighbouring property to the west to include that the proposed extension will have an impact on the eastern visual amenity of the property. The Old House is located c.28 metres to the west of Low Profile and is sited on a north-south axis parallel to Foxglove and Low Profile Cottages. Its principal windows are sited on its eastern elevation facing Foxglove and Low Profile Cottages. It is considered that the 2 new proposed windows in the western elevation are not materially different to the existing situation and that there will not be a material degree of change in terms of overlooking. It is also considered by virtue of distance and degree of change that the impact in terms of an overbearing presence of the 2 storey element will be minimal. The occupants have also objected on the grounds that their eastern visual amenity will be detrimentally effected as there is currently a visual gap in the built form. The protection of private views however, is not a planning consideration and cannot be considered as part of this assessment.

The occupants of Foxglove Cottage have also objected to the application to include impact on the listed building and dominance of the proposed extension. Objections were also raised regarding the garden room although the revised design and re-siting of it further south away from the boundary has addressed those concerns.

## **Conclusion**

For the reasons detailed above, it is considered that the proposed development will preserve the conservation area and setting of the listed building and is commensurate with its central village location. It is also considered that the proposed development is sympathetic to the host dwelling in terms of scale,

design and materials. It is acknowledged that the 2 storey element of the proposal will have some impact on the neighbouring properties to the south and east. However for the reasons detailed above, it is considered that the impact on the amenity of the occupiers of neighbouring properties is limited and the scheme would not result in an unacceptable loss of amenity to the occupiers of neighbouring properties. The application is considered therefore to comply with Policies SP12, 16 and 20 of the Ryedale Plan and the NPPF and is recommended for approval.

**RECOMMENDATION:                      Approval**

1            The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2            The development hereby permitted shall be carried out in accordance with the following approved plans: D419014/06 Rev B, D419014/05 Rev A, D419014/04 Rev A

Reason: For the avoidance of doubt and in the interests of proper planning.

3            Before the facing walling is constructed, details and samples of the materials to be used on the exterior of the proposed building(s) including sills and lintels shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance and to satisfy Policies SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

4            Prior to the walling of the facing stonework, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling including pointing mix to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason: To preserve the conservation area and to satisfy Policies SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

5            Before the erection of the new section of fence to the northern boundary, details of the proposed boundary treatment, shall submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development is first brought into use, unless otherwise agreed in writing with the Local Planning Authority.

Reason:- To preserve the setting of the listed building and to satisfy Policies SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

6            Unless otherwise agreed in writing by the Local Planning Authority, top hung conservation rooflights shall be used.

Reason: To preserve the conservation area and to satisfy Policies SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

7            The guttering to the development hereby permitted shall be fixed by means of gutter spikes and no fascia boarding shall be used unless agreed in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance and to satisfy Policies SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

- 8 Prior to the installation of windows and doors, details of all windows and doors, including material, means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To preserve the conservation area and to satisfy Policies SP12, SP16 and SP20 of the adopted Ryedale Plan Local Plan Strategy.

- 9 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

- 10 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In accordance with policy SP20 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.